



Williamsburg Planning Board

141 Main Street, P.O. Box 447

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Minutes
for meeting on
April 3, 2017
Approved

Members:	present	not present
Robert Barker	x	
Steve Snow	x	
Steve Smith	x	
Charles Dudek	x	
Chris Flory	x	
Others present:		
Jean O'Neil, Mimi Kaplan, John Motta VP of Business Development for Dynamic Energy of Marlborough, MA.		

Chairman Robert Barker called the meeting to order at 7:00PM.

1. Barker introduced John Motta of Dynamic Energy. Motta wanted to ask the Board for guidance on the Zoning Bylaw as it would relate to his company's plan to develop a ground mounted solar array on land leased from Hull Forest Products. The parcel is accessed via East Street in Goshen but the area for the solar development lies in Williamsburg.

He explained that they wish to develop a 26-acre array on the 400-acre site. Under new programs from the State, it may be important to the economics of the project that it be developed on land that is "zoned for commercial/industrial use or specifically for solar/power generation."

Motta asked if the Town's solar overlay zoning district could be expanded and whether the 20-acre cap on ground mounted arrays could be increased.

The Board pointed out that under current zoning, Ground-mounted Solar Photovoltaic Installations 1.25 acres to 20 acres were allowed in the Rural District with Special Permit and Site Plan Review. As such, the parcel under consideration might already meet the State's standard.

The Board told Motta that any change to the current zoning could only be done after careful consideration and in any case could not be accomplished before the June 5 Town Meeting.

Steve Snow commented that he did not support a zoning change that would benefit only one landowner.

2. Barker told the Board that the Board of Selectmen had discussed the flyer about zoning rules covering signs during their March 30 meeting (February 8 draft of the flyer). Barker said that with final edits (e.g., update the members of the Board) it would be ready to send. He suggested it would be best to wait until after Town Meeting so the flyer could include the most current bylaw language.

3. The Board discussed the public hearing set for April 24 to review the proposed bylaw changes. Steve Smith noticed that the date in the ad had the wrong day of the week. He committed to contact the *Country Journal* and ensure the ad would run correctly on April 6 and 13.
4. Charles Dudek asked about the District Local Technical Assistance grant that had been secured from the PVPC. Barker discussed possible topics for which to ask assistance.
5. Review of minutes

Meeting Date:	Comments	Motion to Accept As is	Motion to Accept as amended	Second	Vote Yea – Nay	Reject
3/20/17	Corrections needed: Vote for Acting Chair was 5-0; vote for Barker as Chair was 4-0-1 with Barker abstaining.		Snow	Flory	5-0	

6. Barker confirmed that the next meeting would be Monday April 24 and suggested May 1 and May 15 for the following meetings.
7. The meeting adjourned at 8:32PM.

Respectfully submitted,
Steve Smith